



Rowan County Planning and Development Department

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MEMORANDUM

TO: Chairman Ford and the Rowan County Board of Commissioners
FROM: Andy Goodall, Planner
DATE: March 16, 2010
RE: **CUP 01-10**

Owner/Applicant: David & Diana McCarn

Tax Parcel: 530A023

Residential Storage Facility

BOARD OF COMMISSIONERS ACTION

- ☐ Sworn oath given to those presenting information, etc.
- ☐ Receive Staff Report
- ☐ Petitioner Testimony
- ☐ Conduct quasi-judicial hearing
- ☐ Close hearing and discuss case
- ☐ Grant, Deny or Table request for **CUP 01-10**

SUMMARY

In March of 2002, the Board of Commissioners approved a text amendment to the Rowan County Zoning Ordinance to allow *residential storage facilities* (accessory structure on a vacant lot serving as the principle use) as a conditional use in residential districts. This would allow the board to review requests on a case-by-case basis to ensure that the proposed facilities would not be out of character with surrounding properties or used for warehousing (commercial use).

David & Diana McCarn are requesting consideration of a conditional use permit to allow the construction of a 1800ft² *residential storage facility* on their vacant parcel (530A023) located along the 3700 block of River Road, Richfield, NC (See *Attachment A*). The McCarn's currently reside on the adjacent (south) parcel (530A022) and would use the proposed structure for personal storage.

SPECIFIC CONDITIONAL USE CRITERIA

Per Article III Section 21-60(9), the following requirements are applied to residential storage facilities.

Rowan County Board of Commissioners

CUP 01-10

April 5, 2010

Residential storage facilities.

- a. The parcel on which the structure is constructed shall be in fee simple ownership of person owing the associated residence. Tax Parcel 530A023 is owned by David & Diana McCarn.*
- b. The structure shall be compatible construction with surrounding area. The proposed structure will use architectural elements that are in character with the low-density residential / agricultural character of south-eastern Rowan County (See Attachment D).*
- c. The maximum size allowed is three thousand (3,000) square feet. The proposed building is 1,800ft².*
- d. No outdoor storage is allowed except as specifically provided otherwise. The proposal does not include any outdoor storage.*
- e. Minimum lot size shall be the same as for a single-family residence. Deeded acreage for the lot is 1.55 acres compared to a minimum lot size of .46 acres.*
- f. The building and associated driveways cannot be located on the same lot as the owners residence in conformance with applicable codes. They are not.*
- g. Storage of vehicles shall not be in the front yard. N/A.*
- h. Outside lighting shall be designed to prevent direct glare on adjoining residences. No lighting has been proposed.*
- i. Setbacks shall be at a minimum the same as single-family dwellings. The proposal meets the minimum setback requirements outlined in Section 21-84 of the Rowan County Zoning Ordinance.*

CONDITIONAL USE CRITERIA

Refer to *Attachment B* for applicant provided responses and staff comments to the Evaluation Criteria provided in Article III Sec. 21-59.

STAFF RECOMMENDATION

Staff recommends approval of the request.

PROCEDURE

See Attached Checklist.